

Cervený / Grandmont

Cervený-Grandmont is bounded by McNichols to the north, the Jeffries Freeway (I-96) to the south, Ardmore to the east, and the Southfield Freeway (M-39) to the west. The area is bisected by Grand River, a major commercial thoroughfare. In addition to housing, several small, but significant industrial parcels are located along the southernmost boundary.

Almost eighty percent of the adult population has earned at least a high school degree. And, over a third of the households earn at least \$50,000 per year. The home ownership rate is over sixty-five percent. Almost sixty percent of the housing values are over \$70,000. The area experienced a nine percent decrease in population between 1990 and 2000.

□ Neighborhoods and Housing

Issue: Most of the housing is in good condition. The residential areas in the southern and eastern sections have scattered vacant lots and abandoned homes. Many housing units are in need of maintenance.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Improve the stability of the southern and eastern sections through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Increase residential density

Policy 2.1: Develop medium density residential to complement the mixed-use node at the intersection of Grand River and Greenfield.

□ Retail and Local Services

Issue: Grand River, McNichols and Greenfield, south of Schoolcraft, are the area's commercial thoroughfares. There are vacant commercial sites along each of the thoroughfares.

GOAL 3: Increase the vitality of neighborhood commercial areas

Policy 3.1: Develop neighborhood commercial nodes along McNichols and Greenfield with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

GOAL 4: Develop a mixed-use activity node

Policy 4.1: The existing built environment of commercial structures at the intersection of Grand River and Greenfield presents an opportunity for a mixed-use pedestrian oriented development.

□ **Industrial Centers**

Issue: To the south are vacant industrial sites that are readily accessible by both rail and major thoroughfares. In some cases industrial uses encroach upon adjacent residential areas.

GOAL 5: Increase the viability of industrial areas

Policy 5.1: Redevelop vacant industrial sites in the south, attracting businesses requiring high accessibility such as distribution and manufacturing.

GOAL 6: Reduce conflicts between industrial and residential areas

Policy 6.1: Establish and enforce designated truck routes to and from the Southfield and Jeffries Freeways.

Policy 6.2: Buffer the negative impacts of industrial land uses upon residential areas in the south and southeast.

2000 Census - Demographic Profile

Neighborhood **Cerveny / Grandmont**

Total Population

42,083

1990 Population

46,395

1990 to 2000 Change

-4,312

Percent Change

-9.29%

Race

White Only

948

2.25%

Black or African American
Only

40,152

95.41%

American Indian and Alaska
Native Only

75

0.18%

Asian Only

145

0.34%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

123

0.29%

Two or More Races

640

1.52%

Hispanic Origin

Hispanic Origin (Any Race)

236

0.56%

1990 Hispanic Origin

200

1990 to 2000 Change

36

Percent Change

18.00%

Gender

Male

19,222

45.68%

Female

22,861

54.32%

Educational Attainment

Population 25 or older

25,299

60.12%

HS Graduate or Higher

19,775

78.17%

Assoc. Degree or Higher

4,586

18.13%

Age

Youth Population
(Under 18 Years Old)

12,760

30.32%

1990 Youth Population

15,073

1990 to 2000 Change

-2,313

Percent Change

-15.35%

0 to 4 Years Old

3,130

7.44%

5 to 10 Years Old

4,908

11.66%

11 to 13 Years Old

2,019

4.80%

14 to 17 Years Old

2,703

6.42%

18 to 24 Years Old

4,024

9.56%

25 to 44 Years Old

12,215

29.03%

45 to 64 Years Old

9,683

23.01%

65 Years Old and Older

3,401

8.08%

Households

Households

14,616

Average Household Size

2.87

Population in Group Quarters

184

0.44%

Population in Households

41,899

Family Households

10,535

72.08%

Married Couple Family

4,545

43.14%

Female Householder Family

5,053

47.96%

One Person Households

3,573

24.45%

Housing Units

Housing Units

15,590

1990 Housing Units

15,717

1990 to 2000 Change

-127

Percent Change

-0.81%

Vacant Housing Units

998

6.40%

Occupied Housing Units

14,592

93.60%

Owner Occupied

9,654

66.16%

Renter Occupied

4,938

33.84%

Housing Value

Owner Occupied Units

8,796

Less Than \$15,000

164

1.86%

\$15,000 to \$29,999

383

4.35%

\$30,000 to \$49,999

1,384

15.73%

\$50,000 to \$69,999

1,685

19.16%

\$70,000 to \$99,999

3,681

41.85%

\$100,000 to \$199,999

1,448

16.46%

\$200,000 or More

51

0.58%

Household Income

Less Than \$10,000

1,805

12.35%

\$10,000 to \$14,999

983

6.73%

\$15,000 to \$24,999

2,285

15.63%

\$25,000 to \$34,999

2,058

14.08%

\$35,000 to \$49,999

2,488

17.02%

\$50,000 to \$74,999

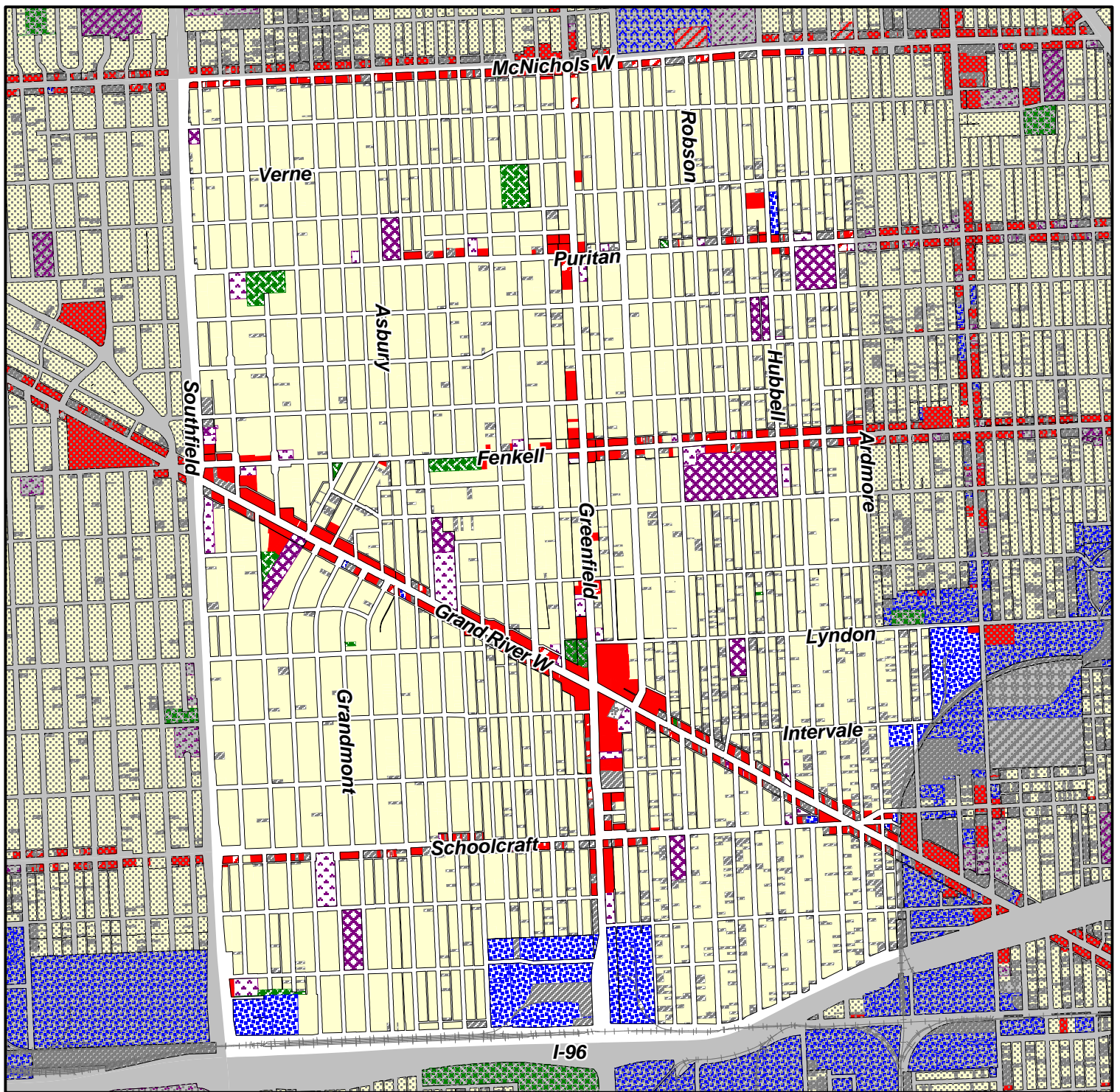
2,504

17.13%

\$75,000 or More

2,493

17.06%



Map 9-1A

City of Detroit
Master Plan of
Policies

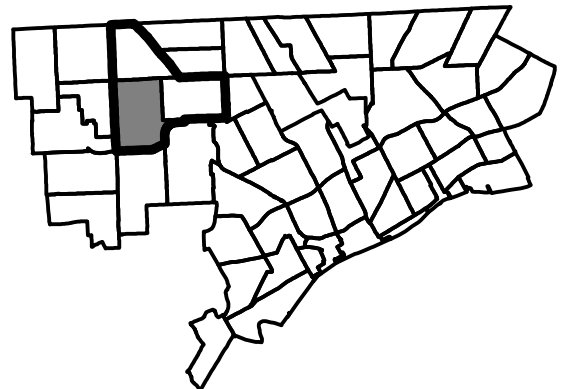
Neighborhood Cluster 9 Cerveny-Grandmont

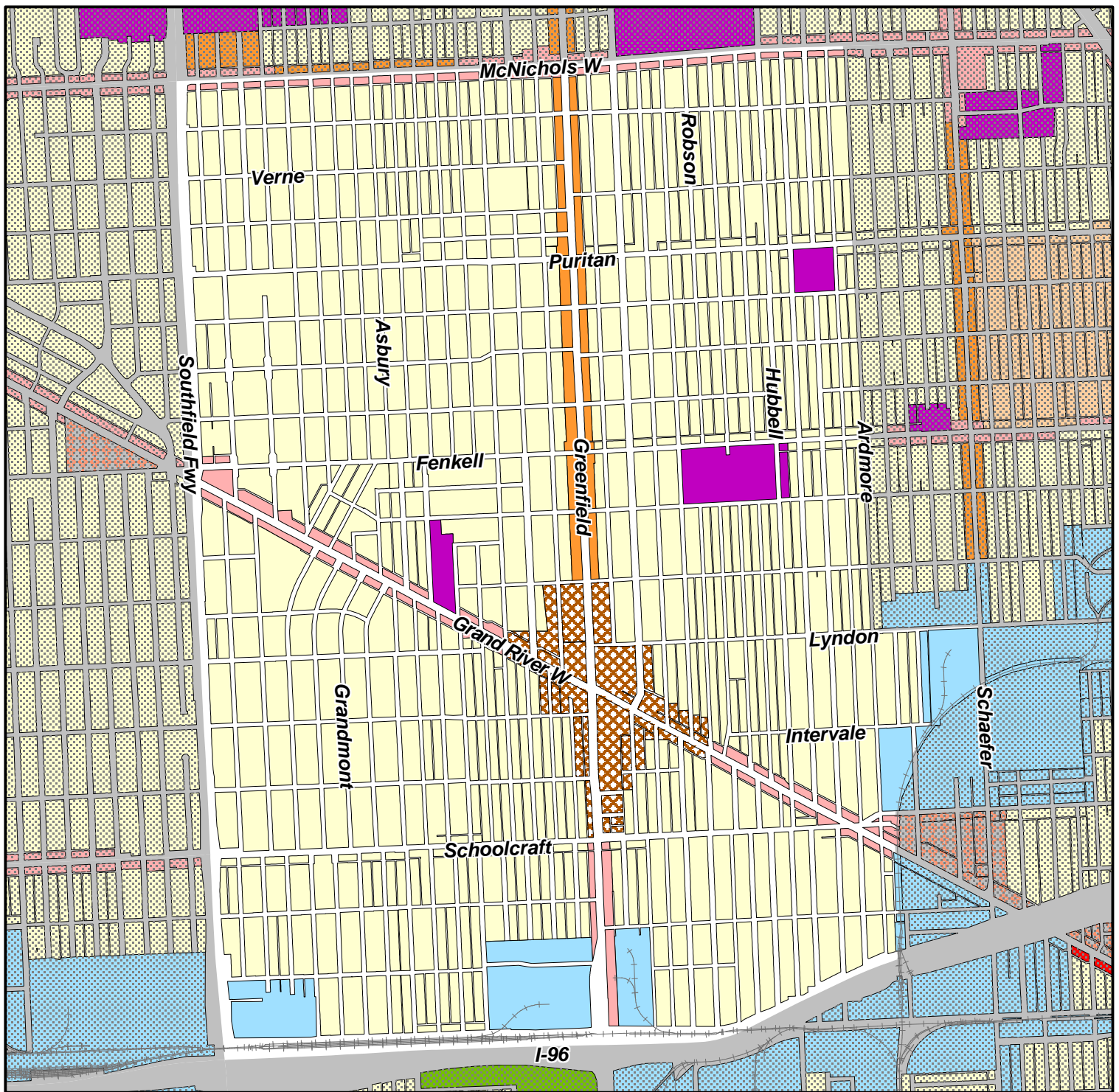


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 9-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 9 Cerveny-Grandmont



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

